

**FIELD & SONS**

COMMERCIAL

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## REFURBISHED OFFICE BUILDING TO LET



### **7 HATCHERS MEWS BERMONDSEY STREET LONDON SE1 APPROX. 1,500 sq ft (139.4 sqm)**

#### **LOCATION**

Hatchers Mews is a small private courtyard located on the popular Bermondsey Street area of central SE1 and within a short walk of London Bridge station.

The immediate local area has and continues to undergo extensive redevelopment to provide high quality residential property and numerous new office buildings plus various bar, restaurant and leisure facilities.

#### **DESCRIPTION**

The available accommodation comprises a two-storey self-contained modern office building, within a courtyard mixed use development of commercial and residential units.

Arranged as an open plan space on each level plus glass partitioned meeting room, W.C.s and kitchen area on the ground floor and small partitioned store room to the rear of the first floor..

Accessed via own entrance direct from the gated courtyard. The floors are inter-connected by way of an internal stair.

# 7 HATCHERS MEWS, BERMONDSEY STREET, LONDON SE1

## AMENITIES

The office has been recently refurbished and decorated. Amenities include :

- Gas central heating
- Ceiling mounted pendent lighting and wall uplighters
- Oakwood strip flooring
- Floor boxes
- Sealed unit double-glazing
- Excellent natural light
- Secure gated access to courtyard with entry-phone system.

## TERMS

Available by way of a new lease on Terms by arrangement.

Car parking in the courtyard also potentially available by separate arrangement.

## RENT

£71,250 per annum, exclusive of all outgoings.

## BUSINESS RATES

The Rateable Value is £40,000 and therefore the business rates payable for the year 2018/19 are approx. £19,200.

## SERVICE CHARGE

Please contact agent for details.

## ENERGY PERFORMANCE

EPC Asset Rating = 57 (Band C).

## HATCHERS MEWS, BERMONDSEY STREET – LOCATION PLAN

## FURTHER DETAILS

For further details please contact :

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